

Rose Dhu Creek Plantation POA

Board Meeting

October 16th, 6:00 PM 2025

Call to Order

The meeting was called to order with 4 of 5 members present.

Present: Joe Del Tosto, Matt Ramsey, Fred Wallace, David Dumont

Absent: Cory Murray

Approval of September Minutes

Members confirmed they had reviewed the September minutes sent by Cory.

No corrections or changes were requested.

Motion to approve passed unanimously.

September Financial Report — Presented by Matt Ramsey

Account Balances:

- Operating Account: \$28,261
- ARB Builder Compliance Deposits: \$28,005
- Capital Account: \$151,008
- Certificates of Deposit: \$80,031 (renewed, maturing 2025)

Dues & Assessments:

- 2025 annual dues billed mid-December: \$236,500 (deferred assessments).
- Recognized monthly at \$19,708 during 2025.
- Finance charges of 1.5% applied to overdue accounts.
- Monthly statements sent unless owner selected 2-payment option.

Accounts Receivable:

- Total A/R: \$2,935 (10 owners)
 - 2 owners on 2-payment plan (late on October deadline)
 - 8 owners owe interest/admin fees only

Budget Variance:

- September: -\$1,074
- YTD: -\$1,081

4. Maintenance Update

Storm drain on Sweet Grass Lane located and uncovered.

Culverts were originally set too low; contractor cut drainage box instead.
System tested during first rain and working well.

Next Steps:

- Continue locating drains with drawings.
- Walk neighborhood to inspect drainage easements.
- Add repair/replacement of rotting entry doors to maintenance list.

5. Nominating Committee Update

Newsletter reached 165 residents; 127 opened.

No applications submitted yet.

Outreach ongoing; expecting at least several candidates.

Goal: Applications submitted by December 1 for February elections.

6. Real Estate Update

home under contract; closing December 1.

Another home expected to go under contract soon.

Active listings: Nandina Court, 21 Dove Tree.

One inter-family home sale completed today.

7. Open Discussion

No additional questions.

8. Adjournment

Motion to adjourn passed unanimously.

Next meeting scheduled for November.

Action Items:

Financial:

Continue communication with owners with balances.

Track October delinquencies on 2-payment plan.

Maintenance:

Continue storm drain verification; schedule drainage easement walk.

-Add entry door repair to maintenance plan.